

May 29, 2019

Mr. John Canoles
Eco-Science Professionals, Inc.
P.O. Box 5006
Glen Arm, MD 21057

Re: Tradepoint Atlantic Retail Development
Forest Buffer Variance
Tracking #07-19-3002

Dear Mr. Canoles:

The Department of Environmental Protection and Sustainability (EPS) has received the above referenced request for a modification of an approved variance to the Baltimore County Code, Article 3 Environmental Protection and Resource Management, Title 3 Protection of Water Quality, Streams, Wetlands and Floodplains. The variance, approved March 6, 2018, allowed the impact of 4.58 acres of buffer along both sides of Tin Mill Canal for approximately 3800 linear feet for the future development of a retail center, including a road network, parking, utilities, and three bridges. The applicant is now asking to modify the variance approval conditions to extend the implementation deadlines for portions of the Forest Buffer Protection Plan and immediate application of the Forest Buffer use restrictions for the site that has not yet come under an approved development plan. There are some current roads, paving, utility and vehicle storage that are in conflict as they need to remain in use until future development is determined and approved. Planting Areas #4 and #5 (0.6 acres total) will be planted in the fall of 2019, while Planting Areas #1, #2, and #3 (5.7 acres) will be revisited in the spring of 2020 for planting.

Therefore, in accordance with Article 33-3-106 of the Baltimore County Code, we will grant the request to delay implementation of portions the Forest Buffer Protection Plan with the condition that Planting Areas #1-#3 and areas of current use previously mentioned will be revisited by April 15, 2020. All other previously approved variance conditions apply.

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If you have any questions regarding this correspondence, please call me or Ms. Regina Esslinger at (410) 887-3980.

Sincerely yours,

David V. Lykens
Director

c: Chris Mudd, Venable
John Martin, Tradepoint Atlantic

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